



Agenda Item Number: 2005-6-5F

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: June 14, 2005

Department: Infrastructure Planning/
Geo Resources

Staff Contact: Tim West, Deputy County Manager for Public Works
Steve Miller, Department Director
Ray Orona, ROW Manager
Irene Serna, ROW Coordinator

TITLE: The Sale of Lots 31 & 32 of North Albuquerque Acres

ACTION: Motion to approve:

1. The sale of lots 31 & 32 of North Albuquerque Acres by Quitclaim Deed to Scott B. Clark, Pursuant to State Statutes 13-6-2 and 13-6-2.1.
2. Administrative Resolution **AR** **-2005** supporting approval of the sale of County properties located in North Albuquerque Acres.
3. Financial Resolution **FR** **-2005** budget increase in the amount of \$484,200 for the sale of County property.

SUMMARY:

A publication notice for the sale of two unimproved residential lots located at the northwest corner of Browning and Oakland, in the far northeast quadrant of the metro area of North Albuquerque Acres, was published in the Albuquerque Journal as RFB#0054-05RS on May 12, 2005. Only one bid was received by the May 23, 2005 bid submittal deadline. Scott B. Clark dba Double Eagle Real Estate submitted a bid for both lots in the amount of \$242,100 for Lot 31 and \$242,100 for Lot 32. The Market Value Appraisal by Godfrey Appraisal Services, dated October 10, 2004, estimated the value of each lot to be \$190,000. Upon the Board's approval, the County must submit a request to the State Board of Finance, including an Administrative Resolution, authorizing the sale and a provision making the sale subject to approval by the State Board of Finance.

The County purchased both properties in May of 1998 from Joseph M. Fine Trustee of the Joseph M. Fine P.A.; 401(k) Profit Sharing Plan dated September 26, 1994 for \$170,000 for the purpose of building public tennis courts. County Parks and Recreation Department has determined a more suited location for tennis courts in the same general area at AMAFCA's North Domingo Baca site where the Altamont Little League fields are located. There are no adverse impacts to any public agency. This land will be returned to the private sector increasing the tax base and make funds available to Bernalillo County to develop tennis courts and other site improvements at the Altamont Little League site. The sale of these properties will net the County an increase to fund balance of \$314,200 or 185%.

ATTACHMENTS:

1. RFB Summary
2. Three (3) Original Real Estate Purchase Agreements
3. Quitclaim Deed
4. Sale Justification and Recommendation/BC Parks & Recreation
5. State Statute 13-6-2
6. State Statute 13-6-2.1
7. AR - 2005
8. FR - 2005
9. Real Estate Committee Approval

FISCAL IMPACT

Tennis Court Renovations	BC01-560116-08CS	\$484,200
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STAFF ANALYSIS SUMMARY**COUNTY MANAGER**

I recommend Board approval of this sale in order for staff to proceed with planning and construction of the tennis courts and other improvements at the North Domingo Baca park. TL 6/9/05

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

These properties are excess and not needed. I recommend approval. TW 6/2/05

LEGAL

Sale approved by Real Estate Committee. Approves as to form only. Deborah S. Seligman 6/7/05

FINANCE

Budget	Fiscal impact from this action will be an increase to revenues and appropriations in the amount of \$484,200 from the sale of County properties. That revenue will be used for County Parks improvements. Maria Zuniga, Financial Projects Coordinator 5/25/05
Purchasing	Proper purchasing procedure was followed in the solicitation, evaluation, and award of RFB 0054-05-RS. R. Suazo, Purchasing Administrator, 6/6/05
Contracts	Contract Control Number 2005-0244 has been issued for the Real Estate Purchase Agreement between the County and Scott B. Clark for the sale of lots 31 & 32 of North Albuquerque Acres by Quitclaim Deed. R. Suazo, Purchasing Administrator 6/6/05
Risk Management	No comment required. David Baca, Risk Management 6/3/05